

HUNTERS®

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Balfour Road

Ilford, IG1 4HZ

Offers In Excess Of £550,000



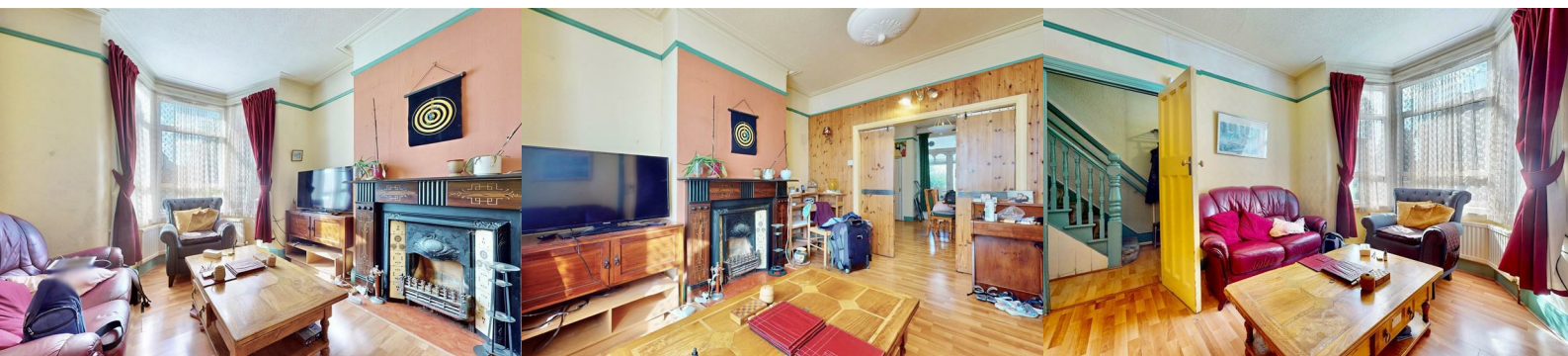
Situated on the desirable Balfour Road in Ilford, this charming mid-terrace house offers a fantastic opportunity for those seeking a property with great potential. Boasting four bedrooms, two bathrooms, and two reception rooms, this home provides ample space for comfortable living.

One of the standout features of this property is the additional conservatory, perfect for enjoying the natural light and relaxing in all seasons. With off-street parking available for one vehicle, convenience is at the forefront for residents.

Located in a much sought-after area with easy access to Cranbrook Road and Ilford station, this home is ideal for those looking for a well-connected property. The absence of an onward chain adds to the appeal of this residence, making the buying process smoother for interested parties.

While the property requires some modernisation, this presents an exciting opportunity for buyers to put their stamp on the house and create a personalised living space

Don't miss out on the chance to own this four-bedroom gem in a prime location. Book a viewing today and envision the endless possibilities this property holds for you!



Entrance Hall

Living Room 15'1 x 11'9 (4.60m x 3.58m)

Dining Room 13'11 x 10'6 (4.24m x 3.20m)

Kitchen 11'0 x 8'3 (3.35m x 2.51m)

Conservatory 14'5 x 9'4 (4.39m x 2.84m)

Bedroom One 18'5 x 18'5 (5.61m x 5.61m)

Bedroom Two 14'9 x 9'4 (4.50m x 2.84m)

Bedroom Three 12'0 x 8'9 (3.66m x 2.67m)

Bedroom Four 9'1 x 8'4 (2.77m x 2.54m)

Bathroom 7'6 x 5'6 (2.29m x 1.68m)

Ensuite 5'3 x 4'0 (1.60m x 1.22m)

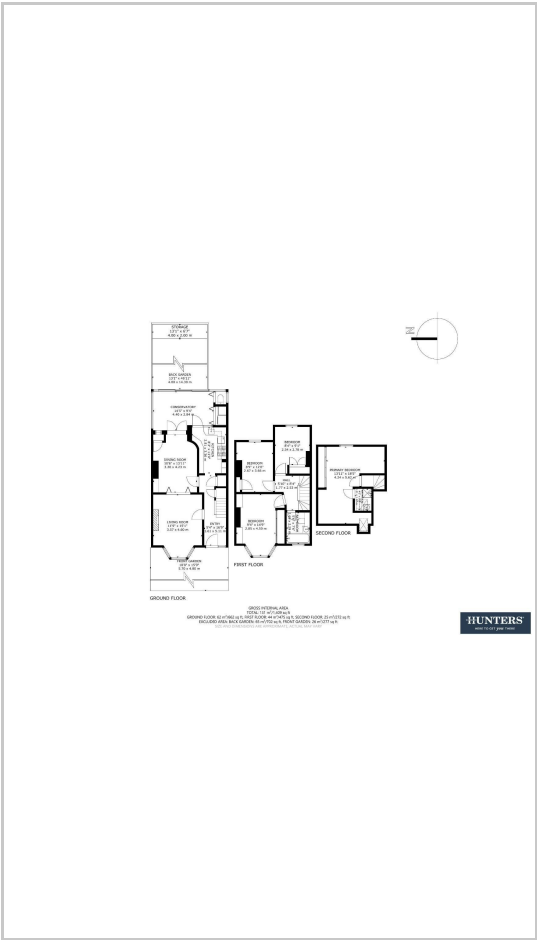
Ground Floor W.C

Rear Garden approx 46'11 (approx 14.30m)

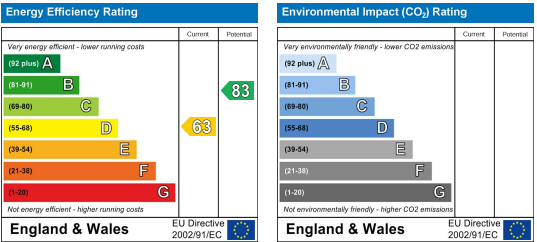
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.